



smarthomes

## Warwick Road

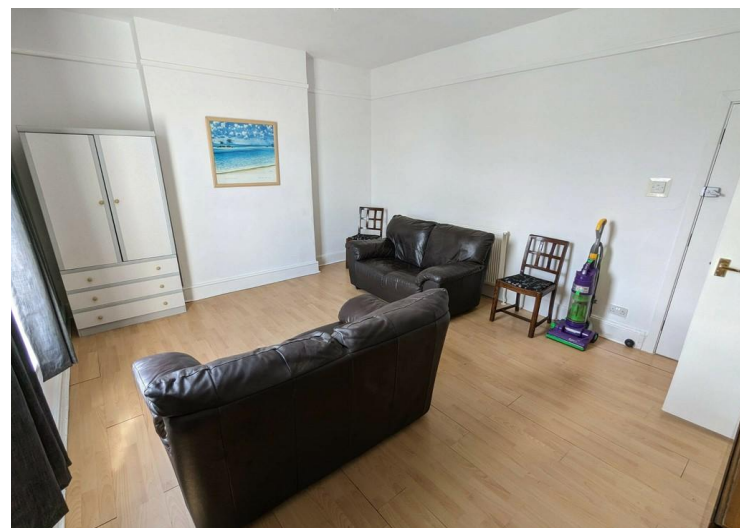
Solihull, B92 7JJ

- A First Floor Studio Flat
- Bed/Sitting Room & Fitted Kitchen
- Fitted Kitchen
- No Upward Chain

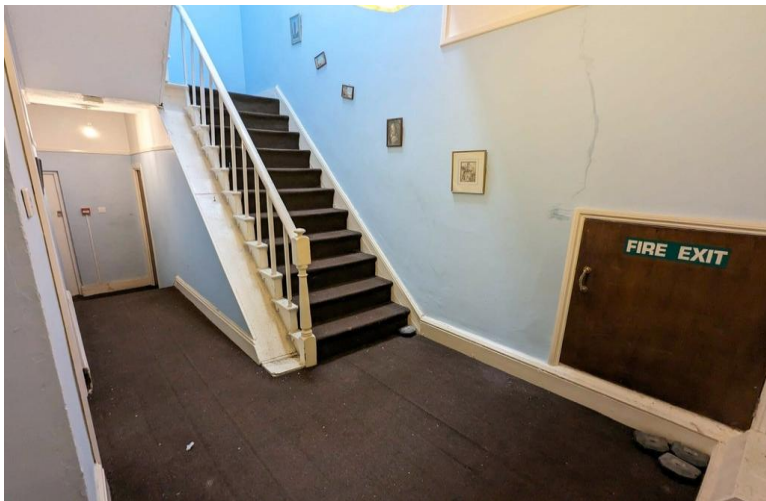
**Auction Guide Price £45,000**

EPC Rating - 67

Current Council Tax Band - A







## Property Description

Solihull is situated in the heart of England and is considered to be one of the most highly sought after residential areas in the country boasting a range of local amenities including excellent schools, colleges, parks, restaurants, bars and an excellent variety of shopping centres including Touchwood shopping centre and the new Resorts World. Solihull has convenient road networks linking the M42, M6, M40, M1 and M5 giving easy access to the NEC Arena, Birmingham International Airport and Railway Station.

The property is set back from the road behind a tarmacadam driveway extending to a hardwood communal door leading into a communal hallway. Stairs rise to the first floor where you will find a further private front door leading into

### **Bed/Sitting Room to Front**

16' 2" x 13' (4.93m x 3.96m) With a window to front elevation, ceiling light point, laminate flooring, radiator, door to shower room and door to

### **Fitted Kitchen to Front**

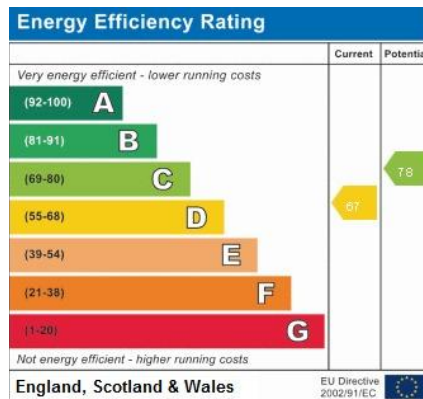
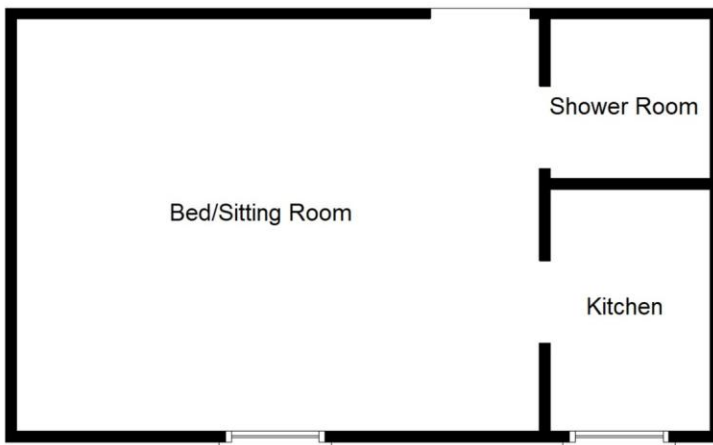
7' 8" x 5' 2" (2.34m x 1.57m) Being fitted with a range of wall, base and drawer units with a work surface over incorporating a sink and drainer unit. Space for freestanding electric cooker, wall mounted gas central heating boiler, tiling to splash back areas, laminate flooring, radiator, ceiling light point and window to the front aspect

### **Shower Room**

5' 2" x 5' 2" (1.57m x 1.57m) Being fitted with a coloured suite comprising of a shower tray with full height tiling and wall mounted shower, pedestal wash hand basin and a low flush W.C. Laminate flooring, radiator and ceiling light point

## Tenure

We are advised by the vendor that the property is leasehold with approx. 156 years remaining on the lease, a service charge of approx. £600 per annum and no ground rent payable but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Vendor. Current council tax band - A



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and/or surveyor verifies all information supplied. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.